



RESOLUTION NO. 40443

1 BY REQUEST OF MAYOR WOODARDS AND COUNCIL MEMBERS BEALE,
2 HUNTER, AND USHKA

3 A RESOLUTION directing the City Manager to review the City's current process for
4 public engagement during construction projects in the City, and to provide
5 an update and proposed recommendations relating to improving
6 neighborhood engagement and protection standards for construction
7 projects to the Infrastructure, Planning, and Sustainability Committee.

8 WHEREAS the City is experiencing rapid growth and development, which is
9 critical to increasing housing options and spurring economic development, and

10 WHEREAS, as communities grow and change, there are impacts on local
11 neighborhoods, and

12 WHEREAS some neighbors have expressed that their concerns about
13 health and safety are not being heard, and that the City needs to do more to
14 engage with them before and during construction projects, and

15 WHEREAS, to address these concerns, the City Council is directing the City
16 Manager to work with staff to review how the City and developers engage the
17 public during construction projects, and to provide an update and proposed
18 recommendations relating to improving neighborhood engagement and protection
19 standards for construction projects to the Infrastructure, Planning, and
20 Sustainability Committee, and

21 WHEREAS five areas of concern have been identified for review, as follows:

22 (1) *Notification to all residents* – Review potential amendments of noticing
23 procedures to all residents near development, including provisions to notify renters,
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1 as well as property owners, of pending development applications and construction
2 projects;

3 (2) *Neighborhood pre-construction notification and meeting requirements* –
4 Review methods for staff and developers to provide public noticing and
5 engagement right before construction of new projects, depending on the size of the
6 project and the projected impacts on the surrounding neighborhood;

7 (3) *Incorporate feedback from community in environmental and site*
8 *development review* – Review how neighborhoods are engaged in the State
9 Environmental Policy Act (SEPA) and site development permitting process. This
10 review should consider neighborhood meeting requirements. Additionally, there
11 should be consideration of how the City structures SEPA appeal procedures,
12 including consideration of a lower bar than filing in superior court for SEPA
13 appeals, such as use of the Hearing Examiner;

14 (4) *Enforcement mechanisms* – Review enforcement mechanisms, current
15 fines structure, and stop work procedures for construction sites that violate permit
16 conditions and environmental rules. This should include a review of how neighbors
17 can report concerns, and how those concerns will be reviewed by the City and
18 responded to by developers; and

19 (5) *Air quality standards* – Review of current codes around ambient air
20 quality standards, including dust control and suppression, and asbestos
21 management/abatement. This review should include consideration of performance
22 standards for air quality, not just adherence to Best Management Practices, and
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1 how asbestos and other toxic and harmful demolition byproducts will be managed,
 2 their safe removal ensured, and disposal appropriately handled. This should
 3 include a review of how neighbors can report concerns, and how those concerns
 4 will be reviewed by the City, and

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 6 WHEREAS Council Member Beale shared a Council Consideration Request
 7 for a proposed resolution for full City Council Consideration at the September 24,
 8 2019 Study Session; Now, Therefore,

9 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

10 That the City Manager is hereby directed to work with staff to review the
 11 City’s current process for public engagement during construction projects in the
 12 City as detailed in the recitals above, and to provide an update and proposed
 13 recommendations relating to improving neighborhood engagement and protection
 14 standards for construction projects to the Infrastructure, Planning, and
 15 Sustainability Committee.
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17 Adopted _____

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 19 _____
 20 Mayor

21 Attest:

22 _____
 23 City Clerk

24 Approved as to form:

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 26 City Attorney